MRA Project Summary
MRA Board Meeting Date: March 24, 2026

Urban Renewal District: URD III

District Sunset Date: June 30, 2040

City Council Ward: 4, 5, 6

Neighborhood: Franklin to the Fort

Name of Project: Johnson Street Water Main and Connections – request to solicit design and engineering services

Project Location: Johnson Street from North Ave to South Ave with water connections in Sussex, Central and Kent Avenues

Project Description: Solicit design and engineering services for a new municipal water main in Johnson St for 4 blocks with tie-ins to existing mains in Sussex, Central and Kent Avenues.

Proposed TIF Investment: $0 for this request

Board Action Requested: Approve MRA move forward with the Johnson Street Water Main project by soliciting design and engineering services for the project.

Unique Public Purpose or Benefit: This project addresses substantial missing links and connectivity of our water network in this area. Increase flow capacity allows for redevelopment of vacant lots and increases fire suppression capabilities.

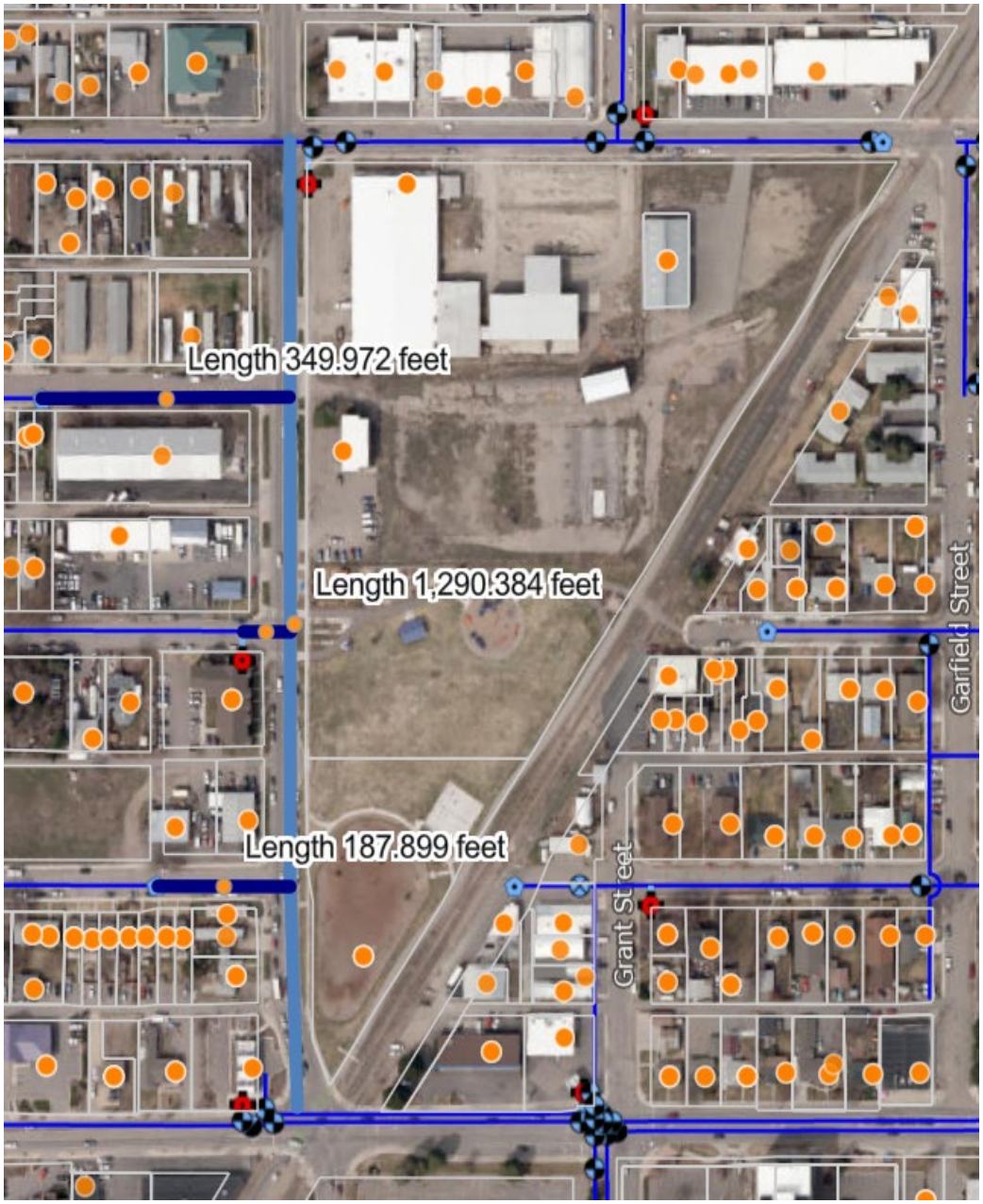
This partnership between MRA and the PWM department allows the City to further the goals of the URD III Plan and the City's Strategic Plan priorities of:

- **Community Safety and Well-Being** – Create safe neighborhoods with adequate fire suppression and clean drinking water for our residents.
- **Community Design and Livability** – Prioritize people and place through economically and environmentally responsible development.
- **Economic Health** – Partnerships between MRA and PWM for public improvements in the urban renewal districts frees up City funds for infrastructure improvements in other neighborhoods. Encourages redevelopment by providing necessary fire suppression during construction.

MEMORANDUM

TO: MRA Board
FROM: Jil Dunn, Administration Manager & Michael Hicks, Project Manager
DATE: March 19, 2026
SUBJECT: **Johnson Street Water Main and connections**

This project is proposed as another partnership between MRA and the City Public Works & Mobility (PWM) department to further build out the municipal water network in Urban Renewal District (URD) III. If approved, it will be included in MRA's FY27 Proposed Budget and Community Investment Program (CIP).



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MRA recently received multiple inquiries about a vacant lot off of Johnson Street and Sussex, both centered on the development of new housing. Currently this lot does not have adequate water service for housing development, including fire suppression needs for new construction. Additionally, Public Works and Mobility (PWM) has determined that the flow rate for the fire hydrant at Johnson and Central is currently 995 gallons per minute, which is lower than the recommended flow rate of 1500 gallons per minute. Installation of new water lines would "loop" the system in this area and bring the flow rate up to the recommended rate to serve current homes and commercial properties, as well as future redevelopment sites.

Board action is thus needed for MRA to begin coordinating with PWM on design and engineering services related to the water line installations. This work will center on installing a new water main along Johnson Street, from North Avenue to South Avenue, and also bring water line extensions along W. Sussex Avenue, Central Avenue, and W. Kent Avenue to connect with the new Johnson Street line. This is critical both from a fire suppression and infill redevelopment perspective.

The water line installations will be managed by PWM, with MRA providing TIF funding for the design, engineering, and construction. If this action item is approved, MRA will work with PWM in the same manner they have for previous water main projects and add this project to MRA's Fiscal Year 2027 Capital Improvement Projects list. Approval for the design and engineering services contract and the construction contract would come back to the board for approval.

Johnson St Water Main Cost Estimate - prepared by A. Schultz, Public Works & Mobility

2/21/2026

Segment	Length (ft)	Construction Cost per ft	Const. Cost	Design (10%)	Const. Admin (10%)	Contingency (10%)	Total Cost
Johnson St - South Ave to North Ave	1,300	475	$ 617,500	$ 61,750	$ 61,750	$ 61,750	**$ 802,750**
Sussex Stub to Johnson	200	475	$ 95,000	$ 9,500	$ 9,500	$ 9,500	**$ 123,500**
Central Stub to Johnson	70	475	$ 33,250	$ 3,325	$ 3,325	$ 3,325	**$ 43,225**
Kent Stub to Johnson	350	475	$ 166,250	$ 16,625	$ 16,625	$ 16,625	**$ 216,125**
	1,920					**Total**	**$1,185,600**

STAFF RECOMMENDATION: Staff recommends the MRA Board authorize staff to work with Public Works and Mobility to solicit design and engineering services for water main installation work on Johnson Street, Sussex Avenue, Central Avenue, and Kent Avenue.